

July 28, 2014

A regular meeting of the Board of Sewer & Water Commissioners was held on Monday, July 28, 2014 at 7:00 p.m., at the Edward J. Delaney Water Treatment Plant, 1303 Washington St.

Present: John Spillane, Roger Turner, David Sullivan and Ken Fettig. Also Rick Mattson, Supt. of Sewer and Water and James Johnson, Interim Town Administrator.

Mr. Johnson refers to the email he sent to all the Board members and asks for direction from the Board. Mr. Turner says if the property was sold to the Town then there would be no fuss over engineering, sewer and water lines, etc. Mr. Mattson says the email states that the offer of \$3.5 million was rejected and Mr. Johnson would like to know what the Board would like to do. Mr. Spillane says he would like to go up to \$4.0 million and tell them to take it or leave it. Mr. Fettig feels \$4.0m is a stretch. Mr. Sullivan feels this is such a rare opportunity. Mr. Spillane feels that in the back of his mind there is money to be made in the future. Mr. Turner feels it is going to cost money regardless. Mr. Sullivan asks who would maintain the property and Mr. Johnson says ultimately it would be the responsibility of the Water Department and Mr. Mattson adds and then someone will ask if more help needs to be hired in the Water Dept. for this purpose. Mr. Mattson feels there needs to be a legitimate selling point. Mr. Turner responds that the selling point is to protect the aquifer. Mr. Mattson then asks if it would be used for passive or active recreation and Mr. Turner answers passive. Mr. Mattson says then it would be paths and trails only. Mr. Johnson says Town Counsel has advised him that if it is left as is it could be considered passive. Mr. Mattson fears that one question will lead to another and the question will become it was bought to protect the aquifer and now it is becoming a recreation complex so why is the bill being foot entirely through water. Mr. Sullivan says it is a family area and it could be rented for family cookouts similar to Adams Farm. Mr. Sullivan asks if the Water Dept. purchases the property who has control and what if the Board of Selectmen do not agree. Mr. Johnson answers that Town Counsel has indicated if the Selectmen do not agree to put it on the warrant this Board would only need to get 100 signatures, however he does not believe this would ever happen. **Motion Made** by John Spillane to offer \$4.0 million. Mr. Sullivan says he does not want to get locked in and asks how bad this property is wanted. He suggests a \$4.5 million cap. Mr. Spillane withdraws his motion. Mr. Mattson reminds of the costly capital projects coming up such as the water tank at Old Post Road. Mr. Sullivan asks how bad it is and Mr. Mattson responds, very bad. He adds that there is also about \$15million in pipe repair coming up in the next few years, \$1million in dioxane treatment. Mr. Sullivan asks the cost per water user if it was \$4.5 and Mr. Johnson answers \$48 the first year and \$26 after that. Mr. Sullivan believes that they should start and \$4.0 million and cap it at \$4.5. He believes that there is a concrete explanation of what water costs however we cannot assure the property values. **Motion Made** by David Sullivan to authorize Mr. Johnson to re-enter negotiations with the owners of the Sharon Country Day Camp with an offer of \$4.0 million to a maximum of \$4.5 million. Second by Ken Fettig. Vote 4-0-0. Mr. Johnson leaves the meeting at this time.

7:30 PUBLIC MEETING – HIGH PLAIN STREET TANK SITE PCB CONTAMINATION

Present for this meeting is Rich Prowtasawicki of Wright-Pierce Engineers and Steve Vetere of Nobis Engineers. Mr. Protasawicki gives a general overview of his role in this project, as project manager for the new water tank at the Old Post Road site. One part of the project was to take down the tanks at the High Plain Street site. During the demolition process PCB's and lead were found in the soil at which point they had to find out the concentrations and the extent of them. Nobis Engineers was hired to identify this and to guide the Town. Mr. Protasawicki then turns the conversation to Mr. Vetere. Mr. Mattson asks to speak first regarding the history of the site. He says the demolished tanks were built in 1895, 1918 and 1931. As part of the demolition they knew that they would encounter lead contamination. Mr. Masalsky of 21 Highland Street says he knew of the tanks being painted at least once. Mr. Mattson continues that stating that based on the ages of the tanks there was reason to believe there would be lead. He says they cut and capped the pipes, excavated and stockpiled for the removal of soil that contained lead. The PCB's were found when the company who was accepting the soil required further testing. The Town had no idea there were PCB's until this time. This property has always been in control of the Town and there were no records found of any spills so they have no idea where the PCB's came from. They are now at the point of remediation. Mr. Vetere now continues the conversation. He explains that what they did

first was to drill in the ground where release was suspected. They drilled in 15 locations and he explains how the samples were collected with their goal being to find the edge of the contamination. Health Agent Robin Chapell arrived at this time. Mr. Vetere says they now have a good idea as to the extent of the contamination and the fact that it likely released from a building containing oil, most likely on the street side of the property. There was some contamination found outside of the fence on town property and these samples were below 1ppm. There has not been a survey done to confirm property lines. The next step is to sample parameters of private property. Ms. MacPhee of 22 Highland St asks why test at all if it is not air borne and contained. Mr. Vetere explains the Massachusetts regulations which require that they identify the limits and extent. Ms. MacPhee then asks if they plan to test outside the fence on her property and Mr. Mattson responds that if it is more than 1ppm (the States maximum level) then further testing is required. Ms. MacPhee would like to know if this is recorded and who is responsible to take care of it. Mr. Mattson says the onus would be on the Town. Mr. Masalsky asks why they are not testing outside the fence and Mr. Mattson says they are going to. Ms. MacPhee asks if she should get her own testing done and Mr. Mattson answers if she did then he would have the two consultants confer. There is discussion on the locations of the concentrations and Mr. Spillane says it appears that most of the higher concentrations are near the buildings. Mr. Vetere says that they have sampled outside the fence line to the extent of the Town property. Also they are being very proactive in that they have notified the employees and explained the measures taken and covered the ground. Patterns of contamination are discussed. Mr. Vetere says this is a vegetative site which limits the movement of the soil. He says PCB's are not very mobile. Ms. Ciavattone asks how far they dig down to test. Mr. Vetere says they go down 0 to 1 foot and if they find more than 1 ppm they go 1 to 2 feet and again if more than 1ppm they go 2 to 3 feet, etc. Ms. Chapell says she has worked with the DEP and EPA and these levels carry very low risk however they need to be cautious which is why they have contacted abutters. They would like to test the other side so they can find a level of comfort. She adds, there is some risk but she is confident they will get through it. Ms. MacPhee says she had plans to clear and clean up her side yard and wonders if she should move forward. Also she would like to know the impact of documentation should she opt to sell her house. Mr. Vetere suggests that she wait on the clearing until test results are completed and as far as documentation goes, there would also be documentation that the site was cleaned up. Mr. Fettig asks if it is expected to find contamination outside the fence and Mr. Vetere answers that they need to find the edge, they are not yet sure. Ms. MacPhee asks if there is a timeframe and Mr. Mattson says it is an ongoing process and they are looking for a cost estimate for cleanup from Nobis. Mr. Vetere says it will be in the hundreds of thousands. Ms. Ciavattone asks about how the rains are affecting the travel of the PCB's and Mr. Vetere answers that they are not very soluble which is why vegetation is good. Ms. MacPhee asks how deep the piping of the system is and Mr. Mattson responds 5 to 7 feet. Mr. Vetere adds there would not be any infiltration in the pipes. He also gives tracking information with the MA DEP file viewer and Mr. Mattson adds that the health agent would be help with any information needed. Mr. Mattson says once the extent of the contamination is found it will be a fast paced fix. They first must get the limits bounded. He says the Town is committed to cleaning up the area and will not leave anyone in a lurch. The Town is taking full responsibility for cleanup and will keep the abutters informed as information becomes available to them.

Motion Made by Ken Fettig to adjourn. Second by David Sullivan. Vote 4-0-0. Meeting adjourned at 8:20 p.m.